

PLANNING AND ZONING COMMISSION
STAFF REPORT

January 21, 2010



**Right-of-way Abandonment RA 10-01: request to abandon a portion of
public right-of-way for Washington Avenue**

LOCATION: a 15-foot wide and 250-foot long portion of public right-of-way for Washington Avenue extending between William Joel Bryan Parkway and East 24th Street in Bryan, Brazos County, Texas

APPLICANT: Central Texas Properties, Inc.

AGENT: Kerr Surveying

STAFF CONTACT: Julie Fulgham, Senior Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the proposed right-of-way abandonment, **subject to certain conditions**.





RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The right-of-way requested to be abandoned is 15 feet wide and 250 feet long. The applicants, Central Texas Properties, Inc., are requesting this abandonment to be able to integrate this land with their ownership of adjoining lots in Block 27 of the Bryan Original Townsite. They plan to redevelop this city block and have submitted a site plan for approval of a retail center and gas station (referred to as “Bryan Gateway Center”) at this location (case no. SP09-48). The City Council is scheduled to consider the abandonment of an alley in this block, which the Planning and Zoning Commission had previously recommended, on January 26, 2009 (case no. RA09-04).

Acting on behalf of the general public, only Bryan’s City Council is authorized to officially abandon all or portions of rights-of-way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon rights-of-way.

ANALYSIS:

Washington Avenue is classified as a local street on Bryan’s Thoroughfare plan and currently has 100 feet of right-of-way between East 24th Street and William Joel Bryan Parkway. If this request to abandon 15 feet of this 100-foot wide right-of-way were approved, then 85 feet of right-of-way would still remain for this section of Washington Avenue, which is still 35 feet more right-of-way than what is ordinarily required for local streets. Staff believes abandoning this portion of Washington Avenue will have no negative impacts on the transportation needs of this area.

During the Site Development Review Committee’s review of this request, Water Services Department identified an existing sewer line to be within or very near the public right-of-way that is proposed to be abandoned. If this right-of-way is abandoned, then a suitable easement over existing utility facilities will

need to be reserved. Such easement will ensure access for repairing and replacing utilities and help prevent buildings which interfere with access to these utilities.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this request to abandon this segment of right-of-way for Washington Avenue, **subject to the following conditions:**

- **that a public utility easement be reserved on the entire portion of right-of-way proposed to be abandoned to accommodate existing utility facilities; and**
- **that the abandonment not be finalized until a formal replat is filed for recordation at the Brazos County Clerk's office.**

Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent land in the Bryan Original Townsite. This rearrangement of land is believed to have the most likely long-range public benefit.